

be obligated to) take any action mortgagee deems necessary or desirable to prevent or cure any default by mortgagor in the performance of or compliance with any of mortgagor's covenants or obligations under any of said Tenants' Leases. Mortgagee shall have the right to enter upon the within described property to such extent and as often as mortgagee, in its sole discretion deems necessary or desirable in order to prevent or cure any such default by Mortgagor. Mortgagee may expend such sums of money as mortgagee, in its sole discretion, deems necessary for such purpose, and mortgagor hereby agrees to pay to mortgagee, immediately upon demand, all sums so expended by mortgagee, together with interest thereon from the date of each such payment at the rate provided for in the note secured hereby. All sums so expended by mortgagee, and the interest thereon, shall be added to and secured by the lien of this instrument. Mortgagor will give mortgagee immediate notice by certified mail of any notice of default or notice of cancellation received from any tenant.

Any default in any of the terms, conditions, covenants or agreements contained in any separate assignment of Lessor's interest in leases given as additional security for this loan shall constitute an event of default under this mortgage.

Upon the condemnation of the premises or improvements or any part thereof, the entire unpaid balance of the note secured hereby shall, at the option of the mortgagee, at once become due and payable, and any awards paid for such taking are hereby assigned to the mortgagee to further secure the above referred to indebtedness, and mortgagee is hereby authorized and empowered (but not required) to collect and receive such awards and is authorized to apply it in whole or in part in reduction of the then outstanding debt secured by this mortgage, notwithstanding the fact that the same may not then be due and payable. Any amounts so applied to principal shall be applied to the principal last maturing hereon. Mortgagor agrees to execute such further assignments of any such awards as the mortgagee may require.

No interest of mortgagor in the property hereinabove described will be conveyed or transferred while this mortgage is in effect, unless the mortgagee shall have given its consent in writing thereto which consent will not be unreasonably withheld.

In the event of the passage after the date of this instrument of any law of the State of South Carolina deducting from the value of the land for the purposes of taxation any lien thereon, or providing or changing in any way the laws now in force for the taxation of mortgages or debts secured thereby, for state or local purposes or the manner of the collection of any such taxes so as to affect the interest of the mortgagee, the whole sum secured by this instrument with interest thereon, at the option of the mortgagee, shall immediately become due, payable and collectible without notice to any party.

The mortgagee shall have the right, after default in any of the terms, covenants or agreements herein contained, or contained in the aforesaid note, to the appointment of a receiver to collect the rents and profits from the premises hereinbefore described without consideration of the value of the premises or the solvency of any person liable for the payment of the amounts then owing, and all amounts collected by the receiver shall, after expenses of the receivership, be applied to the payment of the indebtedness hereby secured, and the mortgagee, at its option in lieu of an appointment of a receiver, shall have the right to do the same. If such receiver should be appointed, the mortgagor, or any person in possession of the premises thereunder, as tenant or otherwise, shall become a tenant at will of the receiver and may be removed by a writ of ejectment, summary ejectment or other lawful remedy.

No delay or forbearance by the mortgagee in exercising any or all of its rights hereunder or rights otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default as set forth herein or in the event of any subsequent default hereunder, and all such rights shall be cumulative. In case the mortgagee voluntarily or otherwise shall become a party to any suit or legal proceeding to protect the property herein conveyed or to protect